

**COMMUNITY MEETING REPORT**  
**Petitioner: Phillip Neal Sparrow**  
Rezoning Petition No. 2020-023

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on May 28, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, June 9, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Phillip Neal Sparrow, Danny Sparrow, Brian Smith of Urban Design Partners and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-023.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, July 20, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that July 20, 2020 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, August 4, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council on each

petition that was heard on Monday, July 20, 2020 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, September 21, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by September 21, 2020, we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 10.918 acres and is located on the south side of John Gladden Road, west of the intersection of Sam Wilson Road and John Gladden Road.

John Carmichael stated that Phillip Neal Sparrow owns three parcels of land located between the site and Wilkinson Boulevard. Phillip Neal Sparrow and Danny Sparrow operate a business on these parcels of land.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-MH (Manufactured Housing). Parcels of land located to the south and west of the site are zoned I-1, I-2 and I-2 (CD) and parcels of land located to the east of the site are zoned R-MH and I-1. Parcels of land located to the north of the site are zoned R-3.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-MH zoning district to the I-2 (CD) zoning district. The "CD" means that it is a conditional zoning district and that there is a conditional rezoning plan that governs the development and use of the site. Therefore, if this rezoning request is approved, the development and use of the site would have to comply with the requirements of the conditional rezoning plan.

John Carmichael stated that if this rezoning request is approved, the site could be devoted only to the following uses:

- (1) The off-street parking of motor vehicles, including, without limitation, trucks, tractor trailers and vans; and
- (2) Outdoor storage.

Additionally, the existing 28 manufactured homes located on the western portion of the site may remain, but cannot be replaced, and continue to be utilized as legal, non-conforming residential uses. The Petitioner is not forcing any residents to vacate these manufactured homes, but as soon as all 28 of the manufactured homes have been vacated, the portion of the site on which the manufactured homes are located could be devoted to the uses allowed under the conditional rezoning plan.

Under the conditional rezoning plan, the site is divided into two development areas, Development Area A and Development Area B. Development Area A is where the manufactured homes are located.

John Carmichael described the buffers that would be required to be established on the site and the tree save area. John Carmichael stated that under the conditional rezoning plan, vehicular ingress to and vehicular egress from Development Area B could not be provided by way of John Gladden Road, and vehicular ingress to and vehicular egress from Development Area B would be provided by way of Wilkinson Boulevard through the Petitioner's other parcels of land. The manufactured homes located on Development Area A could continue to use John Gladden Road

for vehicular ingress and egress. However, when the residential uses on Development Area A are discontinued and Development Area A is utilized for the uses allowed under the conditional rezoning plan, Development Area A could not use John Gladden Road for vehicular ingress and vehicular egress, and vehicular ingress to and vehicular egress from Development Area A would be provided by way of Wilkinson Boulevard through the Petitioner's other parcels of land.

John Carmichael shared a slide that shows the potential alignment of the Silver Line Light Rail along Wilkinson Boulevard and a potential station location on Wilkinson Boulevard near the intersection of Sam Wilson Road and Wilkinson Boulevard.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee asked who owns John Gladden Road and in response to this question, John Carmichael stated that he does not know who owns John Gladden Road, but it is not maintained by NCDOT. An attendee stated that she believes that John Gladden Road may be owned by the Petitioner. Phillip Neal Sparrow stated that he has performed some maintenance on John Gladden Road in the past.
- In response to a question, John Carmichael stated that under the conditional rezoning plan, only the existing manufactured homes could utilize John Gladden Road for vehicular ingress and egress.
- In response to a question, Danny Sparrow stated that there are no plans to shut down the manufactured home park located on the western portion of the site. When folks pass or vacate a manufactured home, a new tenant would not be placed in the manufactured home. It could be years before the manufactured homes use is completely discontinued.
- An attendee stated that she is glad that the traffic volume on John Gladden Road would not increase as a result of this rezoning request since the industrial uses will be accessed from Wilkinson Boulevard only.
- In response to a question, Phillip Neal Sparrow stated that the surface of the site would likely be gravel at first but that he would pave it if he gets enough money.
- An attendee expressed a concern about dust being generated from the site. A conversation ensued about whether gravel generates any dust.
- In response to a question, John Carmichael stated that a buffer is an area within which buildings and parking cannot be located, and buffers contain a required number of trees and shrubs. Brian Smith stated that the trees and shrubs would be a combination of deciduous trees and shrubs and evergreen trees and shrubs.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

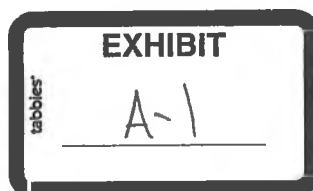
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 15<sup>th</sup> day of June, 2020

**Phillip Neal Sparrow, Petitioner**

cc: Ms. Lisa Arnold, Charlotte Planning, Design & Development (via e-mail)

2020-023	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-023	05315229	JONES	GEORGE A JR	CAROL	JONES	8811 LARCHMONT CIR		CHARLOTTE	NC	28214
2020-023	05315230	COLEMAN	WENDY G	WENDY B	STOCKMAN	8819 LARCHMONT CIR		CHARLOTTE	NC	28214
2020-023	05315231	BYRD JR	FRANKLIN DANIEL	SUSAN JENKINS	BYRD	8827 LARCHMONT CIR		CHARLOTTE	NC	28214
2020-023	05315232	ANTHONY	LYNDA	ALEXIS	ANTHONY	8835 LARCHMONT CIR		CHARLOTTE	NC	28214
2020-023	05315233	WIMPLE	SANDRA G			8843 LARCHMONT CIR		CHARLOTTE	NC	28208
2020-023	05315234	HILL	ESTHELA G			8853 LARCHMONT CIR		CHARLOTTE	NC	28214
2020-023	05315235	MOORE	JOHN WALKER & W		ESTELLE W	8903 LARCHMONT CIR		CHARLOTTE	NC	28214
2020-023	05315236	OSBORNE	ROBERT C	ANGELA D	OSBORNE	8913 LARCHMONT CIRCLE		CHARLOTTE	NC	28214
2020-023	05315237	CARR	SHIRLEY H	WILBURN BILL JR	CARR	8906 LARCHMONT CIR		CHARLOTTE	NC	28214
2020-023	05315247	RITCHIE	JAMES			9035 LONGVIEW DR		CHARLOTTE	NC	28214
2020-023	05315256	KAHALA INVESTORS LLC			C/O JAMES L MCMILLAN	373 SAN ANTONIO AVE		SAN DIEGO	CA	92106
2020-023	05315301	SHAVER	ROBERT BRADY			8844 LARCHMONT CR		CHARLOTTE	NC	28214
2020-023	05315302	HARRELSON	LAYTON	NANCY	HARRELSON	8836 LARCHMONT CIR		CHARLOTTE	NC	28214
2020-023	05315304	RYAN	JOHN FRANCIS	JENNIFER A	GAREIS	8816 LARCHMONT CIRCLE		CHARLOTTE	NC	28214
2020-023	05321106	PIEDMONT NATURAL GAS CO	INC			PO BOX 33068		CHARLOTTE	NC	28233
2020-023	05321110	SPARROW	PHILLIP NEAL			8808 WILKINSON BLVD		CHARLOTTE	NC	28214
2020-023	05321111	BABCOCK HOLDING CO LLC THE				8740 WILKINSON BLVD		CHARLOTTE	NC	28214
2020-023	05321112	YAKIM PROPERTIES LCC				1125 RIVERSIDE DR		CHARLOTTE	NC	28214
2020-023	05321115	PORTER	DANIEL H			9415 PINEWOOD AV		CHARLOTTE	NC	28214
2020-023	05321119	SPARROW	PHILLIP NEAL			8808 WILKINSON BLVD		CHARLOTTE	NC	28214
2020-023	05321120	GLADDEN	BRENDA A			8725 JOHN GLADDEN RD		CHARLOTTE	NC	28214
2020-023	05321121	PORTER	DANIEL H			9415 PINEWOOD DR		CHARLOTTE	NC	28214
2020-023	05321122	SPARROW	PHILLIP NEAL			8808 WILKINSON BV		CHARLOTTE	NC	28214
2020-023	05321127	GPT 3825 PARROTT DRIVE OWNER LP			C/O GRAMERCY PROPERTY TRUST	PO BOX A-3879		CHICAGO	IL	60690
2020-023	05321128	WILKINSON COMMERCE PARK ASSOCIATION INC				8801 RIVER CROSSING BLVD STE 300		INDIANAPOLIS	IN	46420
2020-023	05321129	GPT 3800 PARROTT DRIVE OWNER LP			C/O GRAMERCY PROPERTY TRUST	PO BOX A-3879		CHICAGO	IL	60690



2020-023	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-023	Westerly Hills Neighborhood Association	Emma	Potts	9025 Longview Rd		Charlotte	NC	28214
2020-023	Westmoreland Homeowners Association	Larry	Ziegler	3433 Farrhill Rd		Charlotte	NC	28214
2020-023	Wilmore Neighborhood Association	Missy	Eppes	12601 Moores Chapel Rd		Charlotte	NC	28214

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2020-023** filed by Phillip Neal Sparrow to request the rezoning of an approximately 10.918 acre site located on the south side of John Gladden Road, west of the intersection of John Gladden Road and Sam Wilson Road (Tax Parcel No. 053-211-19), from the R-MH zoning district to the I-2 (CD) zoning district

**Date and Time  
of Meeting:** Tuesday, June 9, 2020 at 6:30 p.m.

**Place of Meeting:** **See Below for Information on How to Access the Virtual Community Meeting**

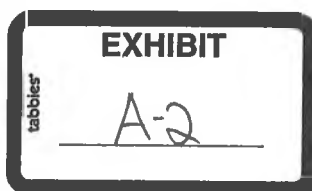
We are assisting Phillip Neal Sparrow (the "Petitioner") in connection with a Rezoning Petition he has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 10.918 acre site located on the south side of John Gladden Road, west of the intersection of John Gladden Road and Sam Wilson Road (Tax Parcel No. 053-211-19), from the R-MH zoning district to the I-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the off-street parking of motor vehicles, including, without limitation, trucks, tractor trailers and vans, and outside storage.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition to be held on Tuesday, June 9, 2020 at 6:30 p.m. **Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to [nspeed@robinsonbradshaw.com](mailto:nspeed@robinsonbradshaw.com) to receive an electronic invitation and link to the virtual Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-023), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-023.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Victoria Watlington, Charlotte City Council District 3 (via email)  
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

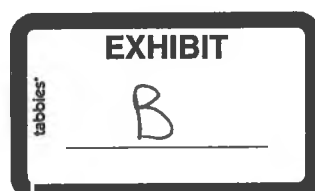
Date Mailed: May 28, 2020



Community Meeting  
Rezoning of Property on John Gladden Road  
Petition No. 2020-023

Zoom Webinar Participants

Brenda Gladden  
Ken Hill



# Rezoning Petition No. 2020-023

Phillip Neal Sparrow, Petitioner

Community Meeting

June 9, 2020



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

# Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of Rezoning Plan
- V. Silver Line Information
- VI. Questions

## Rezoning Team

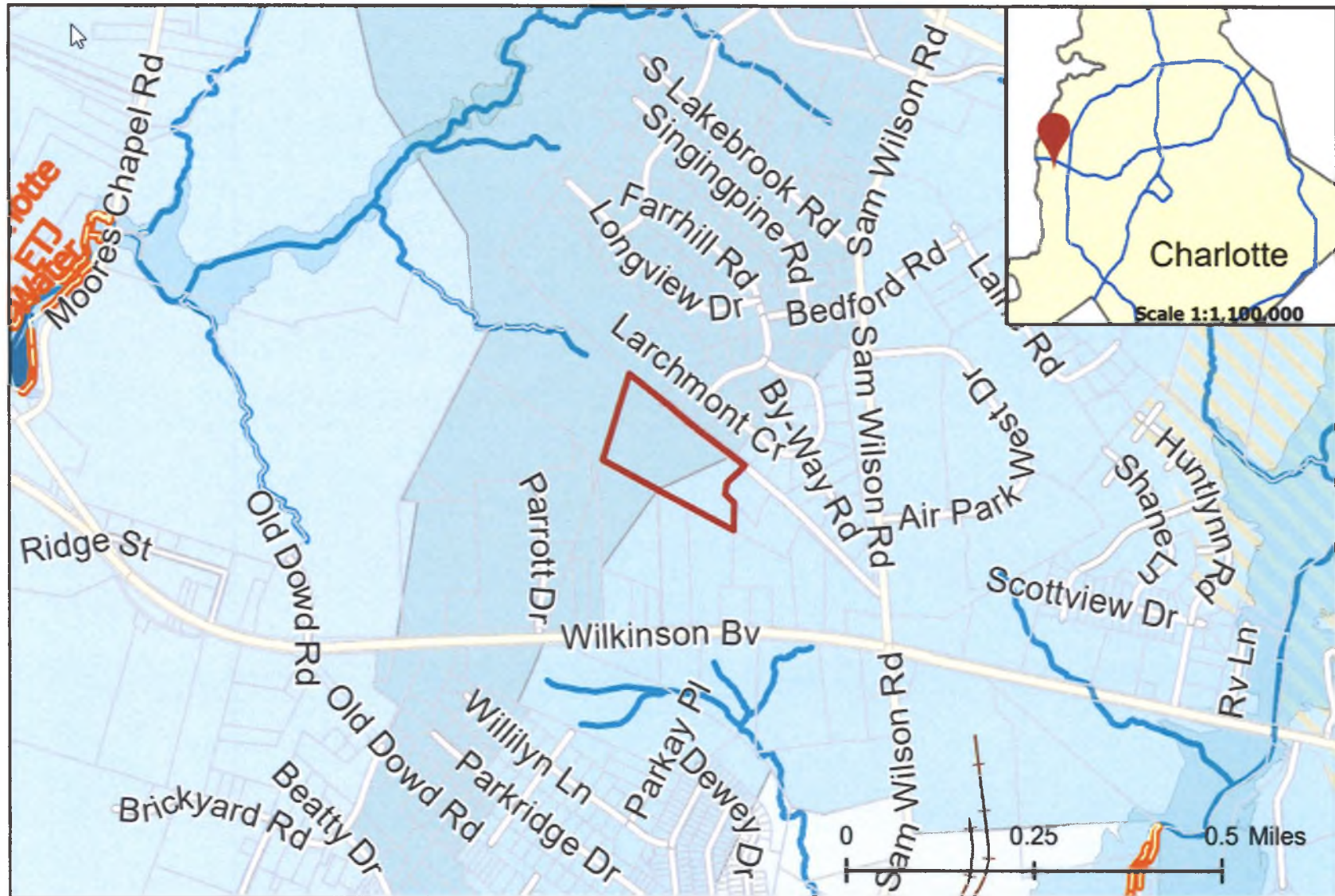
- Neal Sparrow
- Danny Sparrow
- Brian Smith, Urban Design Partners
- John Carmichael, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, July 20, 2020 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, August 4, 2020 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, September 21, 2020 at  
5:30 PM at the Charlotte-Mecklenburg  
Government Center



## Site – 10.918 Acres





## Site – 10.918 Acres





100



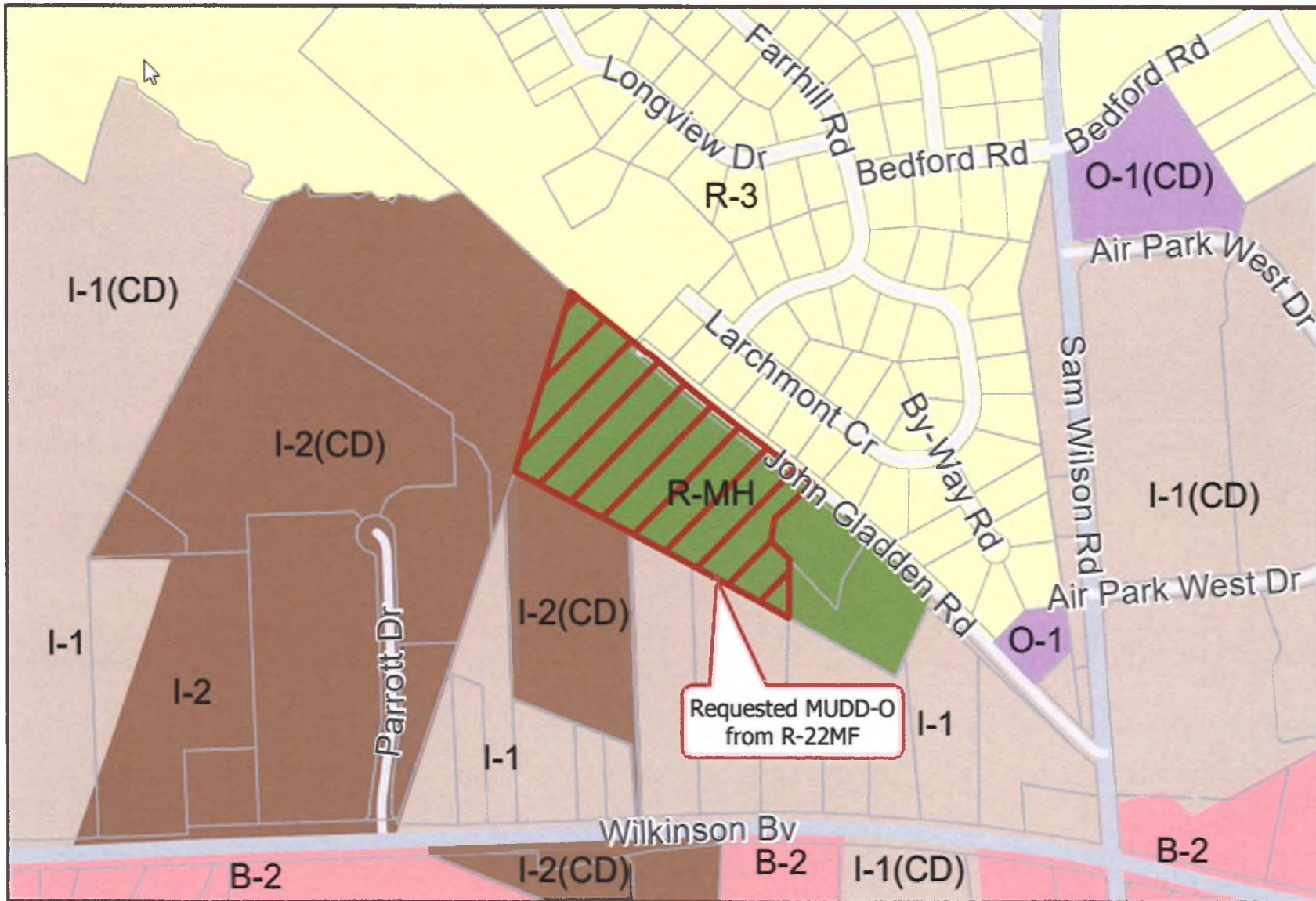


\_\_\_\_\_





## Current Zoning of the Site and Nearby Parcels



## Rezoning Request

Requesting that the site be rezoned from the R-MH (Manufactured Housing) zoning district to the I-2 (CD) zoning district to accommodate

- (1) The off-street parking of motor vehicles, including without limitation, trucks, tractor trailers and vans; and
- (2) Outside storage



# Rezoning Plan







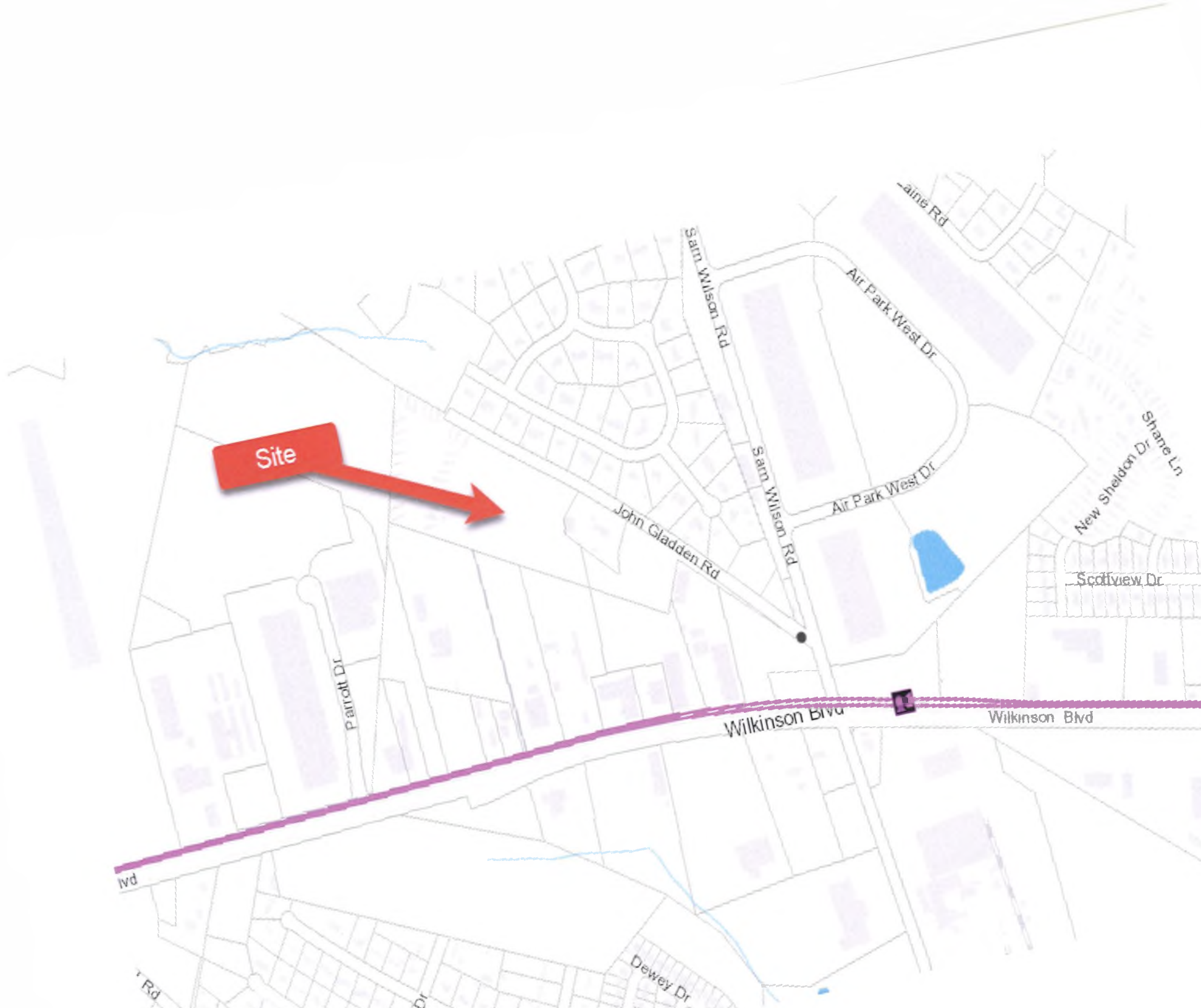






## Potential Silver Line Route and Station Location





Site

Wilkinson Blvd

Wilkinson Blvd

John Gladden Rd

Sam Wilson Rd

Air Park West Dr

Parrott Dr

Dewey Dr

Shame Ln

Scottview Dr

New Sheldon Dr



# Questions